



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT
Thursday March 21, 2019
9:00 AM**

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM
610 E. Highway 260, Payson, AZ
GILA COUNTY COMMUNITY DEVELOPMENT CONFERENCE ROOM
745 N. Rose Mofford Way, Globe, AZ

REGULAR MEETING

1. The meeting was called to order at 9:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Mary Lou Meyers.
3. Roll Call: Scott Buzan did the roll call; Mickie Nye (in Globe), Bill Marshall -absent, and Mary Lou Myers (in Payson). A quorum is present.

Community Development Staff Members Present: Debby Bradway, Environmental Planning Tech and Director Scott Buzan

4. Review and Approval of the Board of Adjustment Minutes on January 17, 2019. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Ms. Myers motioned that the minutes be approved as is and Chairman Nye seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:**
Mr. Buzan announced that Therese Berumen took a position with the Health Department and that is why she is not in the meeting. He explained that we are going through the hiring process and hope to get someone in her position soon.

Public Hearing:

6. **V-19-01 Ron Sattelmanier for Water Wheel Fire and Medical District:**
The applicant is requesting a variance to allow a 40 square foot sign that is located on the fire house building to remain, where a 6 square foot is the maximum size permitted in the zoning district.

Mr. Buzan thanked Chief Sattelmanier for working with Community Development because of the postponement last month due to the record-breaking snowstorm. Staff appreciated his patience.

Mr. Buzan pointed out a memorandum in the Board's agenda packet from Ms. Dahlke that clarifies the information in the staff report on the length of time the previous sign was located at the fire station. The sign itself is thought to be thirty years old but was installed on the building in 2005.

Mr. Buzan stated that the Water Wheel Fire and Medical Station is located in Whispering Pines, subdivision, approximately 10 miles north of Payson. The wall mounted sign mostly faces the Houston Mesa Rd which is the main artery through Whispering Pines and provides access to other subdivisions.

The sign advertises the District and provides district and community information. Properties impacted by the lighted sign include a lot to the south with a single-family residence on it and the Forest Service Land to the west. No objections were received to this Variance request. The Fire Department had a smaller lighted sign mounted on the same location since 2005 and the reason for this Variance request is the new 40 sq. ft. sign is greater than the maximum 6 sq. ft. allowed by the zoning ordinance. The sign requires a sign permit which ensures compliance with zoning and dark sky ordinances. Staff recommends the Variance be granted to permit the 40 sq. ft. replacement sign. Staff suggests the following motion for approval which differs slightly from the staff report: "Motion to approve Gila County Variance Case No. V19-01 to permit a 40 sq. ft. illuminated wall mounted sign on the Water Wheel Fire & Medical District building located at 10603 N Houston Mesa Rd, subject to the condition that the applicant shall contact the County and request a final inspection of the sign within thirty calendar days of this approval".

Mr. Buzan offered to answer any questions and pointed out to the Board that Chief Sattelmaier is present to answer any questions as well.

Chairman Nye asked if the new sign was already installed.

Mr. Buzan stated that the new sign is installed. They went through a local sign company and the sign company did not obtain a sign permit, so it started out as a complaint. They then came right in and submitted plans for the sign, we permitted it, and afterwards staff realized that it was larger than what zoning allowed. Finalizing the permit is on hold until the Variance was either approved or disapproved.

Chairman Nye asked if it was a neighbor that complained.

Mr. Buzan stated that he didn't know who complained.

Chairman Nye asked what traditionally will go on the sign. He wanted to make sure they aren't going to market a local business down the road and it is strictly for community information or public awareness.

Mr. Buzan stated that as far as he is aware that is correct, and that Chief Sattelmaier could correct him if he is wrong. They have been advertising brush pit during the summer, they advertise that they have breakfast in the summer on certain Saturdays, board meeting notices, when the pit is closed, maybe if the forest is closed, that type of thing. It's for community notices and district meetings.

Ms. Meyers stated to the Chairman that she noted that he had changed this motion to say the illuminated sign.

Chief Sattelmaier stated that it's on a timer with illumination starting at 6 pm in the evening and off at 10 pm.

Mr. Buzan stated that meets the requirements for zoning and it meets the Dark Sky Ordinance because it doesn't shine up. This was all handled through the sign permit process.

Ms. Meyers asked if they needed to make a stipulation that only community items be put on the sign, rather than advertising any business.

Chairman Nye stated that that would make him more comfortable, because if we make this succession for this group, what will the next group come in and do? "I think we need to tie it to what's good for the community".

Ms. Meyers asked Mr. Buzan if he had a comment about whether he thought they would need a restriction on the sign.

Mr. Buzan stated that he didn't really see it being an issue because he didn't know what else they would advertise.

Chief Sattelmaier stated that the sign is strictly for the Fire District and the community.

Mr. Buzan stated that was all they ever advertised on the old sign, and the new sign as well so far.

Chairman Nye stated to Ms. Meyers that he is okay with it.

Mr. Buzan then stated that Ms. Bradway just informed him that it was one of the County inspectors that saw the sign in the first place.

Chairman Nye asked if someone from the County could please reach out to this sign installer and let them know that we do have rules?"

Mr. Buzan replied that we have dealt with them previously and had issues with them previously. They are not registered with the Registrar of Contractors as far as we are aware. They believed that since they were replacing the sign, they didn't need a permit. We have corrected them on their thinking.

Chairman Nye said "ok, it is just frustrating, that's all".

Ms. Bradway said they have been more diligent about permitting other signs since this incident.

Mr. Buzan said they work under somebody else's license.

Chairman Nye asked if anyone had other questions and asked if anybody from the public wanted to make a comment or statement.

Ms. Evelyn Wilkerson, 400 W Blackberry Lane, stated that she was shocked that they had to get a permit in the first place since new sign was not much different than the old sign.

Mr. Buzan explained that the building code requires any remodel, replacement, a whole slew of items that require a building permit. The sign contractor should have been aware.

Chief Sattelmaier agreed with Mr. Buzan's statement.

Ms. Myers made a motion to approve Gila County Variance V-19-01 to permit a 40 sq. ft. illuminated wall mounted sign on the Water Wheel Fire & Medical District building located at 10603 N. Houston Mesa Rd, subject to the condition that the applicant shall contact the County and request a final inspection of this sign within 30 calendar days of this approval.

The motion was seconded by Chairman Nye

The motion was unanimously approved.

7. Adjournment. Chairman Nye made a motion to adjourn the meeting and Ms. Myers seconded the motion. The motion to adjourn was unanimously approved at 9:16 A.M.